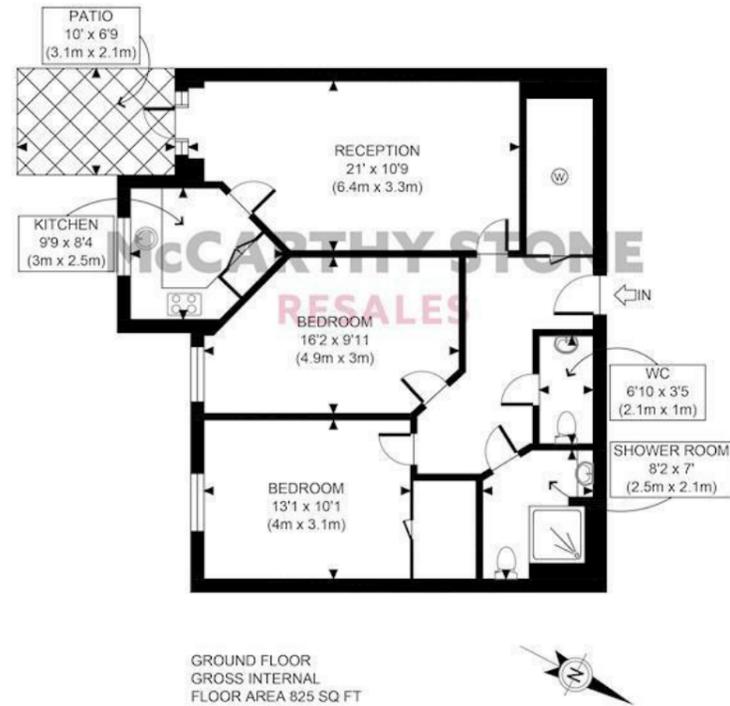


McCARTHY STONE RESALES

3 LOWE HOUSE

LONDON ROAD, KNEBWORTH, SG3 6HA



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 825 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 825 SQ FT / 77 SQM	Lowe House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date: 07/02/22
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



'NEARLY NEW' two bedroom GROUND FLOOR apartment which boasts a SOUTHERLY ASPECT and PATIO DOORS from the lounge leading onto a patio area and communal gardens, situated within a popular MCCARTHY STONE retirement living plus development.

ASKING PRICE £499,995 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LOWE HOUSE, LONDON ROAD, KNEBWORTH

LOWE HOUSE

Weighbridge Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. Our on-site bistro is perfect for those days that you don't want to cook for yourself providing freshly cooked meals every day. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

LOCAL AREA

There's certainly a lot going on in Knebworth. This tranquil, prosperous and well-maintained Hertfordshire village harbours a wealth of culture and community life that would easily rival most large towns. All of life's essentials are comfortably close by, with a wide variety of shops and services, including a pharmacy; library; doctor's surgery and dentist. Foodies are well catered-for with Knebworth enjoying highly-rated restaurants and excellent pubs. Sports enthusiasts will be completely spoilt for choice here - as well as the local walking group, there are also dedicated clubs for bowling; cricket; football; badminton; archery; karate and tennis, not forgetting the local golf club. Welwyn Garden City is less than six miles away, and the nearby A1 motorway offers fast access to the larger

shopping centres of Stevenage and Hertford. Knebworth train station provides a half-hourly service to London Kings Cross in around 35 minutes, as well as services to Cambridge and Peterborough.

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to list to the market this 'nearly new' two bedroom apartment positioned on the ground floor and conveniently close to the bistro, dining and homeowners lounge. This apartment boasts a southerly aspect and patio doors from the lounge which lead you onto a patio area and the well maintained communal gardens towards the rear of the development. Featuring modern kitchen, shower room and guest WC and walk in wardrobe to a master bedroom. *viewings strongly advised*

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms, shower room and WC,.

LOUNGE

A bright and airy lounge with a southerly aspect and the benefit of a patio door leading onto the well maintained courtyard. The spacious lounge provides ample room for dining. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, two ceiling points and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Modern kitchen with a range of white high gloss units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the auto opening window which has a south east aspect and courtyard views. Inset waist height (for minimal bend) Bosch electric oven with space above for a microwave. Four ring electric Bosch hob with glass

splash back and extractor hood. Recessed integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

MASTER BEDROOM

A generous bedroom with southerly aspect towards the rear of the development and has the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone point. Fitted carpets, ceiling point, and raised electric power sockets.

BEDROOM TWO

A double second bedroom which can also be used for dining or a hobby room. The south facing window provides views of towards the rear of the development. Fitted carpets, ceiling point, and raised electric power sockets.

SHOWER ROOM

Fully fitted modern wet room style with electric shower, grab rail and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Emergency pull cord.

WC

Low level WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system and down lighting.

SERVICE CHARGE BREAKDOWN

- Onsite Estate Manager and team
- 24-hour emergency call system
- 1 hrs domestic assistance per week
- Onsite restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge for this property is £12,320.28 p.a. up to financial year end 28/02/2023. The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

LEASE INFORMATION

Lease length: 999 years from August 2020

Ground rent: Annual fee of £510

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

2 BED | £499,995

